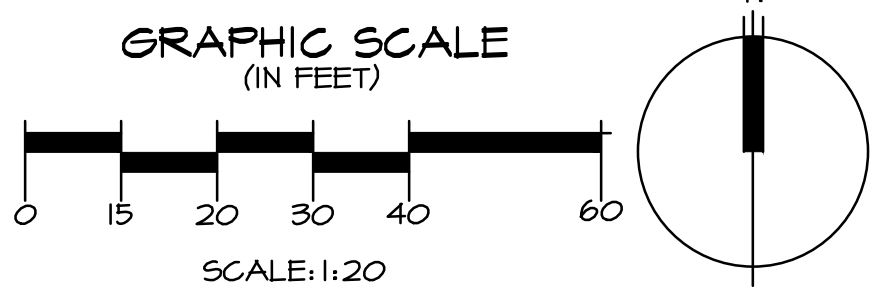


SITE PLAN IMPACTS & MITIGATION



PLAN LEGEND

	PROPERTY LINE
	EXISTING WETLAND
	STANDARD 100' BUFFER
	REDUCED 75' BUFFER
	CENTERLINE OF STREAM
	SPLIT-RAIL FENCE AND NGPA SIGNS

PLANT SCHEDULE

TREES

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY.	SIZE (MIN.)	NOTES
AC	ACER CIRCINATUM	VINE MAPLE	9' O.C.	35	2 GAL.	MULTI-STEM (3 MIN.)
AM	ACER MACROPHYLLUM	BIG LEAF MAPLE	9' O.C.	20	2 GAL.	SINGLE TRUNK, WELL BRANCHED
CC	CORYLUS CORNUTA	WESTERN HAZELNUT	9' O.C.	27	2 GAL.	MULTI-STEM (3 MIN.)
FL	FRAXINUS LATIFOLIA	OREGON ASH	9' O.C.	30	2 GAL.	SINGLE TRUNK, WELL BRANCHED
MF	MALUS FUSCA	WESTERN CRABAPPLE	9' O.C.	24	2 GAL.	SINGLE TRUNK, WELL BRANCHED
PS	PICEA SITCHENSIS	SITKA SPRUCE	9' O.C.	29	2 GAL.	FULL # BUSHY
PT	POPULUS TRICHOCARPA	BLACK COTTONWOOD	9' O.C.	27	2 GAL.	SINGLE TRUNK, WELL BRANCHED
PM	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	9' O.C.	18	2 GAL.	FULL # BUSHY
TP	THUJA PLICATA	WESTERN RED CEDAR	9' O.C.	50	2 GAL.	FULL # BUSHY

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY.	SIZE (MIN.)	NOTES
AA	AMELANCHIER ALNIFOLIA	SERVICEBERRY	6' O.C.	9	1 GAL.	MULTI-CANE (3 MIN.)
C	CORNUS SERICEA	RED-OSIER DOGWOOD	6' O.C.	78	1 GAL.	MULTI-CANE (3 MIN.)
HD	HOLODISCUS DISCOLOR	OCEAN SPRAY	6' O.C.	33	1 GAL.	MULTI-CANE (3 MIN.)
L	LONICERA INVOLUCRATA	BLACK TWIN-BERRY	6' O.C.	74	1 GAL.	MULTI-CANE (3 MIN.)
M	MAHONIA AQUIFOLIUM	OREGON GRAPE	6' O.C.	69	1 GAL.	FULL # BUSHY
OC	OEMLERIA CERASIFORMIS	INDIAN FLUM	6' O.C.	15	1 GAL.	MULTI-CANE (3 MIN.)
PL	PHILADELPHUS LEWISII	MOCK ORANGE	6' O.C.	19	1 GAL.	FULL # BUSHY
PC	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	6' O.C.	21	1 GAL.	MULTI-CANE (3 MIN.)
RS	RIBES SANGUINEUM	RED CURRANT	6' O.C.	23	1 GAL.	MULTI-CANE (3 MIN.)
N	ROSA NUTKANA	NOOTKA ROSE	6' O.C.	99	1 GAL.	MULTI-CANE (3 MIN.)
R	ROSA PISOCARPA	CLUSTERED ROSE	6' O.C.	88	1 GAL.	MULTI-CANE (3 MIN.)
SL*	SALIX LASIANDRA	PACIFIC WILLOW	6' O.C.	48	4" CUTTING	1/2" DIA. MIN, BARK INTACT
W*	SALIX SCOULERIANA	SCOULER WILLOW	6' O.C.	120	4" CUTTING	1/2" DIA. MIN, BARK INTACT
SR	SAMBUCUS RACEMOSA	RED ELDERBERRY	6' O.C.	19	1 GAL.	MULTI-CANE (3 MIN.)
S	SYMPHORICARPOS ALBUS	SNOWBERRY	6' O.C.	94	1 GAL.	MULTI-CANE (3 MIN.)
V	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	6' O.C.	103	1 GAL.	FULL # BUSHY

*THREE WILLOW STAKES PER SYMBOL

GROUND COVER

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
	ARCTOSTAPHYLOS UVA-URSI	KINKINICK	18" O.C.	544	4" POTS	FULL # BUSHY
	GAULTHERIA SHALLON	SALAL	18" O.C.	544	4" POTS	FULL # BUSHY

WETLAND SEED MIX*

SCIENTIFIC NAME	COMMON NAME	WL STATUS	% SEED BY WT.
CAREX ROSTRATA	BEAKED SEDGE	OBL	10%
FESTUGA RUBRA	RED FESCUE	FAC+	50%
JUNCUS ENSIFOLIUS	DAGGER-LEAF RUSH	FACW	20%
JUNCUS TENUIS	SLENDER RUSH	FACW-	20%

*NOTE: HAND-SEED IN WETLAND AREAS ONLY
APPLICATION RATE PER ACRE:
10# SEED MIX
COVER WITH 1" OF STRAW MULCH

KING COUNTY MITIGATION GUIDELINES

THIS PLANTING MEETS KING COUNTY MITIGATION GUIDELINES FOR RESTORATION PLANTING OF 1,044 TOTAL QUANTITY OF NATIVE TREES AND SHRUBS - REQUIRED DENSITY OF 9' O.C. FOR TREES AND 6' O.C. FOR SHRUBS. TOTAL PLANTS PROVIDED, 1,188 NATIVE TREES AND SHRUBS - 260 TREES (DUE TO COVER OF EXISTING TREES AND PROXIMITY TO STRUCTURES) AND 800 SHRUBS. THIS DOES NOT INCLUDE GROUND COVER PLANTINGS (1,188 ADDITIONAL PLANTS).



Call 2 Working Days Before You Dig
1-800-424-5555
Utilities Underground Location Center
(ID,MT,ND,OR,WA)

NOT FOR CONSTRUCTION

THESE PLANS HAVE BEEN
SUBMITTED TO THE APPROPRIATE
AGENCIES FOR REVIEW AND
APPROVAL. UNTIL APPROVED,
THESE PLANS ARE:

SUBJECT TO REVISION

NOTES

- SURVEY & SITE PLAN PROVIDED BY ENCOMPASS, 165 NE JUNIPER STREET, SUITE 201, ISSAQUAH, WA 98021, (425) 342-0250.
- SOURCE DRAWING WAS MODIFIED BY AOA FOR VISUAL ENHANCEMENT.

APPROVED FOR CONSTRUCTION

BY: _____
CITY OF ISSAQUAH PLANNING DEPARTMENT

DATE: _____



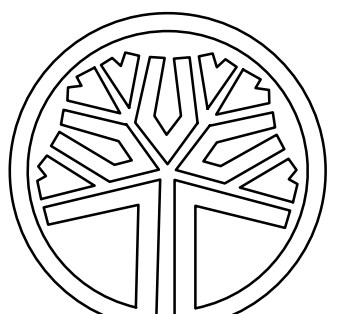
AOA

Environmental
Planning &
Landscape
Architecture

Altmann Oliver Associates, LLC

Office (425) 333-4555 Fax (425) 333-4569

PO Box 575 Issaquah, WA 98014



Simone Catherine Oliver
REGISTERED
LANDSCAPE ARCHITECT
CERTIFICATE NO. 744
EXPIRES 6/25/16

**BUFFER ENHANCEMENT PLAN
PLANTING PLAN & SCHEDULE
NYBERG VARIANCE
ISSAQUAH, WASHINGTON**

Revisions	Date	By
SITE PLAN REVISIONS	12-06-12	SO
LA STAMP ADDED	01-09-14	SO
SITE PLAN REVISIONS		
OFFSITE PLANTING		
REMOVED	03-04-16	SO

Date: 03-10-08
Scale: AS NOTED
Project#: 3333B

Sheet # **W2.1**

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable: **Wolfe Residence**
2. Name of applicant: **Taylor Wolfe**
3. Address and phone number of applicant and contact person:
4826 242nd Ave SE, Issaquah, 98029 – Taylor Wolfe 513.312.5043
4. Date checklist prepared: **8/30/17**
5. Agency requesting checklist: **City of Issaquah**

6. Proposed timing or schedule (including phasing, if applicable): **Project to be constructed summer 2018**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain **NO**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **Wetlands delineation, wetlands report, wetlands & buffer enhancement plan**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. **NO**

10. List any government approvals or permits that will be needed for your proposal, if known. **Reasonable Use Variance, Building Permit**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) **Construct a new two story single family residence with an attached ADU on a vacant lot. Also included is an attached 3 car garage, and front and rear porches. The lot was a part of a City of Issaquah approved short plat in 2005, and is zoned SF-S.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

1016 2nd Ave SW, Issaquah, WA 98027
Parcel # 3424069035

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? **5%**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any

agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. **clayey loam**

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **none known**
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. **The clearing limit for construction is 7775 sq ft. Exported materials will include native soils from foundation excavation - 250 cu yards. No filling on site is proposed. Imported materials will be limited to gravels required for driveway base & drainage - 80 yards.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **The site is flat, erosion hazard is minimal.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **12.2%**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **A silt fence and stock pile covers will be provided during construction.**

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. **Diesel powered excavation machinery during construction, emergency propane generator for the occupied home.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **No**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **N/A**

3. Water

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

A perennial stream flows north to south along the western portion of the site. The stream flows into Issaquah Creek. There are wetlands located along the east, north and west sides of the property that drain into the stream.

City: Confirmed open water in spring 2018 on east boundary as indicated by neighbor.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

The proposed single-family residence will be located within 200 feet of the stream and wetlands. An existing 15' wide culvert and earthen covering will be maintained for driveway access to the home. All other work will be located

outside of the wetlands and stream. Mitigation will be provided per the attached mitigation plan.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. **No dredging is proposed. Fill limited to driveway base - 80 cu yes**
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **No**
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **Yes, see survey**
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **No**

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. **No**
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. **No septic system or agricultural chemical use is proposed.**

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. **Runoff from the impervious areas will be dispersed towards the onsite stream**
- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **No**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The proposed dispersion of runoff is considered a LID (low impact development) method of handling stormwater runoff, mimicking the natural runoff dispersion that would be happening in the undeveloped condition.

4. Plants

a. Check the types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Approximately 7600 sf of existing grass, invasive & and Himalayan blackberry will be removed for construction of the single-family residence. Himalayan blackberry and other invasive will be removed as required for wetland restoration and buffer enhancement.

c. List threatened and endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The project includes implementation of a mitigation plan to fully restore and enhance the remaining onsite buffers – see attached mitigation plan.

e. List all noxious weeds and invasive species known to be on or near the site.

Himalayan and evergreen blackberry, reed canarygrass, hedge bindweed, creeping nightshade, thistle, Scot's broom.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

City: Neighbor indicates there are numerous bird varieties, bear, deer, coyote, etc.

- b. List any threatened and endangered species known to be on or near the site.

None known.

- c. Is the site part of a migration route? If so, explain.

None known.

- d. Proposed measures to preserve or enhance wildlife, if any:

The project includes implementation of a mitigation plan to increase the overall functional value of the stream, wetlands and buffers.

- e. List any invasive animal species known to be on or near the site.

None known

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. **Electricity for domestic use, with natural gas for heating with heat pump, and natural gas hot water heating.**
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **No, the house will be well away from neighboring homes.**
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: **The project will fully meet the 2015 Washington State Energy Code, and will be designed as a "Built-Green" project**

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

- 1) Describe any known or possible contamination at the site from present or past uses.
None known
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. **A natural gas pipeline is approximately 3/4 of a mile to the East.**
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. **Small quantities of construction adhesives, solvents, and finishes as for typical single family home construction. Contractor to store and use such products per OSHA regulations.**
- 4) Describe special emergency services that might be required. **Fire & rescue, police**
- 5) Proposed measures to reduce or control environmental health hazards, if any: **During construction, per 3) above - contractors to follow OSHA regulations**

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **Normal side street noise and some background noise from the Issaquah-Hobart (Front Street) arterial. Airplane noise.**
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. **Construction & construction traffic, 7:30 am to 5:30 pm - Monday through Friday, and weekends by permit.**
City: Construction hours are 7 am - 6 pm M-F. Saturdays by permit. No Sundays or holidays.
- 3) Proposed measures to reduce or control noise impacts, if any: **Construction hours will be limited conforming to City of Issaquah regulations.**

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. **The site is a vacant lot, neighboring properties are single family residential**
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? **None**

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: **No**

c. Describe any structures on the site. **None**

d. Will any structures be demolished? If so, what? **No**

e. What is the current zoning classification of the site? **SF-S Single Family Suburban**

f. What is the current comprehensive plan designation of the site? **Single Family low density Neighborhood.**

City: "Low Density Residential" per comprehensive plan, Figure L-1, Land Use Designations.

g. If applicable, what is the current shoreline master program designation of the site?
Issaquah Creek Basin Complex

City: "Issaquah Creek Urban Conservancy" per Figure 2, Shoreline Master Program.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **Yes - the entire site is composed of either stream & wetlands or stream/wetland buffer area.**

i. Approximately how many people would reside or work in the completed project? **A family of six including mom, dad, two children, and two grand parents.**

j. Approximately how many people would the completed project displace? **None**

k. Proposed measures to avoid or reduce displacement impacts, if any: **N/A**

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **Project will meet SF-S zoning requirements**

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **N/A**

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **(1) Single Family home with attached ADU - middle income**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **NONE**
- c. Proposed measures to reduce or control housing impacts, if any: **ADU provides additional housing on site.**

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **29' above average grade.**
- b. What views in the immediate vicinity would be altered or obstructed? **None**
- b. Proposed measures to reduce or control aesthetic impacts, if any: **House to be located in middle of lot, house design is aesthetically pleasing. Paint colors and exterior finishes to be muted.**

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Typical glare from window reflected sunlight of short duration.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No
- c. What existing off-site sources of light or glare may affect your proposal? **None**
- d. Proposed measures to reduce or control light and glare impacts, if any: **Exterior lighting will conform to City of Issaquah regulations regarding uplight and fixture hoods.**

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Paragliding, Lake Sammamish water sports, hiking, biking, horseback riding, walking.

b. Would the proposed project displace any existing recreational uses? If so, describe. **No displacement**

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **N/A**

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe. **Such buildings are in downtown Issaquah, approximately 1/2 mile away.**

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. **NO**

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A

City: MDNS and Checklist was shared with Muckleshoot and Snoqualmie Tribes.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
Access will be via 2nd Ave SW, as shown on site plan.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? **There is a bus stop within 1/4 mile of the subject property.**

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **(3) garage parking, (2)**

outside parking - no parking is currently defined on the property, but the center of the property has been used for parking and turn around area.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). **NO**
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **NO**
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? **Residential vehicular trips only, (3) round trips per day typical, based on occupancy.**
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. **NO**
- h. Proposed measures to reduce or control transportation impacts, if any: **N/A**

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. **NO, all these services exist within the property tax structure, and in addition impact fees will be paid for schools, roads, and parks as a part of the building permit.**
- b. Proposed measures to reduce or control direct impacts on public services, if any. **N/A**

16. Utilities

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, NO septic system is required

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. **Sewer & water are already stubbed to the property, there is an existing 1" water meter. Power, cable & natural gas will be brought into the property through an easement from 6th Ave SE. Puget Sound Energy will provide Power & Natural Gas, Comcast will provide cable, sewer and water provided by City of Issaquah**

City: Applicant states utilities provided as follows:

Sewer: Connect to the existing side sewer at the Wolfe property southeast corner.

Water: The water meter is on 6th Avenue SE adjacent to 1035 6th Avenue SE; an existing 1" waterline exists underground from the meter to the Wolfe property southeast corner and will be connected at that point.

Power, Gas, Phone, Cable: Are all accessed via Nyberg (Carpenter) Lane and cross the creek through existing 3" conduits.

1" water meter. Power, cable & natural gas will be brought into the property through an easement from 6th Ave SE. Puget Sound Energy will provide Power & Natural Gas, Comcast will provide cable, sewer and water provided by City of Issaquah

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____

CITY OF ISSAQUAH

MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

Description of Proposal: Proposal to construct one single-family home on a 0.97 acre vacant parcel. The proposal requires a shoreline variance because there is no developable area outside of wetland and stream buffer areas. The proposal avoids all direct wetland impacts but would impact a total of 7,593 square feet (sf) of wetland buffer. The proposal is to enhance 4,483 square feet of wetlands, 21,885 square feet of wetland buffer, and to replace and enhance 568 square feet of additional buffer. Less than 5,000 square feet of this impact is impervious surface. When combined with the existing portions of the property which are already native (7,582 square feet), the end result will leave 82% of the property or 8/10 of an acre as native and protected area. The subject site is accessed off SE Nyberg Lane (Carpenter Lane). The existing driveway crosses Lewis Lane Creek or Hope Creek. To improve fish passage, in 2012, the 24-inch CMP culvert was replaced with a minimum 57-inch wide culvert with a minimum 38-inch rise.

Proponent: James Merrill
Merrill Design Group
485 Rainier Blvd North
Issaquah, WA 98027

Permit Number: SHO18-00001

Location of Proposal: 1016 2nd Avenue SE

Lead Agency: City of Issaquah

Determination: The lead agency has determined that this proposal would not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

Comment Period: This Mitigated Determination of Nonsignificance is issued under WAC 197-11-340(2) and 197-11-680(3)(a)vii. There is a 21-day combined comment/appeal period for this determination, between **July 6, 2018** and ending on **July 27, 2018**. Anyone wishing to comment may submit written comments to the Responsible Official. The Responsible Official will reconsider the determination based on timely comments. Any person aggrieved by this determination may appeal by filing a Notice of Appeal with the City of Issaquah Permit Center. Appellants should prepare specific factual objections. Copies of the environmental determination and other project application materials are available from the Issaquah Development Services Department, 1775 12th Avenue NW.

Appeals of this SEPA determination must be consolidated with appeal of the underlying permit, per IMC 18.04.250.

Notes:

- 1) Construction of single-family residences on existing lots is categorically exempt from SEPA review, except where located in an environmentally sensitive area (IMC 18.10.300.A). The subject lot includes wetlands and a stream, which meet the definition and criteria of environmentally sensitive areas in the City's Critical Area Regulations. If a project is not categorically exempt because it is located within a critical area, environmental review is limited to: 1) Documenting whether the proposal is consistent with the requirements of the critical areas ordinance; and 2) Evaluating potentially

significant impacts on the critical area resources not adequately addressed by GMA planning documents and development regulations [WAC 197-11-908(1)].

- 2) SEPA rules direct a lead agency to not impose additional mitigation measures if during project review a lead agency determines that proposed mitigation measures, or requirements for mitigation measures under existing regulations and laws, provide adequate analysis and mitigation for specific adverse environmental impacts of a project action {WAC197-11-660(1)(g)}.
- 3) This threshold determination is based on review of the following application materials:
Wetland/Stream Information: Wetland and Stream Analysis received September 14, 2017 (Altmann Oliver Associates, LLC); Revised Mitigation Plans received March 9, 2018 (Altmann Oliver Associates, LLC); Critical Areas Peer Review Report received May 14, 2018 (The Watershed Company); Nyberg Culvert Replacement WDFW Hydraulic Project Approval dated October 11, 2011; environmental checklist received January 4, 2018.
Site Plan Information: Site Plan set received September 14, 2017 (Merrill Design Group); Civil Site Plan received September 14, 2017 (Encompass Engineering & Surveying); Drainage Report received September 14, 2017 (Encompass Engineering & Surveying); and other documents in the file.
- 4) Issuance of this threshold determination does not constitute approval of the variance application or building permit. The proposal will be reviewed for compliance with all applicable City of Issaquah codes, which regulate development activities, including the Land Use Codes, Building Codes, Road Standards, Surface Water Design Manual, and the Critical Area Regulations, and Clearing and Grading Ordinance.

Findings:

- 1) Two wetlands have been identified and delineated on the site. Wetland 'A' is located along the north and east sides of the site. Wetland 'B' is located along the west side of the site, along the east side of Lewis Lane Creek/Hope Creek. Wetland Areas A and B are hydrologically associated and were considered one wetland unit for rating purposes. The on-site wetlands are part of a much larger wetland system that extends off-site to the north, east, south, and west. Under the current City of Issaquah wetland rating system, Wetland A/B meets the criteria for a Category I wetland with 8 Habitat Points and would therefore require a standard 225-foot buffer plus 15-foot building setback per IMC 18.10.640.C. The total size of Wetland 'A/B' is approximately 27 acres and approximately 7,400 sq. ft. is located on-site. The boundaries and classification of the wetlands were verified by a third-party peer review (Watershed Company, May 14, 2018). Lewis Lane Creek or Hope Creek is classified as a Class 2 stream with presumed salmonids and would require a standard 100-foot buffer. Based on these buffer requirements, the entire site is encumbered by critical areas.
- 2) The proposed development avoids direct wetland and stream impacts. The wetland buffers encompass most of the site and there is no developable area outside the buffers. The proposed residence is located in the middle of the site, toward the outer edge of the wetland buffer. The buffer area is presently grass/mowed pasture and lacks native tree/shrub vegetation to provide buffer functions. In general, buffer functions increase with proximity toward the wetland. The location of the proposed development is appropriately located on the site to minimize impacts on the wetland and wetland buffer.
- 3) The proposed development would impact 7,593 square feet (sf) of degraded buffer (primarily mowed pasture) in the central portion of the site. To mitigate for impacts to the wetland buffer, the applicant proposes to Mitigation for this impact will occur by: 1) enhancing all of the remaining degraded buffer areas on the site (22,453 sf) and 2) enhancing 4,483 sf of degraded wetland, and 3) adding approximately 550 sf of buffer replacement area. The proposed mitigation would revegetate degraded

wetland and wetland buffer area with a variety of native trees and shrubs that will significantly increase the plant species and structural diversity over current conditions. The enhancement planting would also provide a visual and physical screen to protect the wetland and stream from the proposed development. The applicant is also proposing a split-rail fence to demarcate the approved building footprint from the critical areas. The proposed enhancement planting shall meet the requirements of the King County "*Critical Areas Mitigation Guidelines*." This may require minor revisions to the planting density and performance standards on the mitigation plans (Altmann Oliver Associates, March 9, 2018) submitted with the application. The enhancement plan shall be planted prior to final approval of the building permit.

- 4) Staff review and the wetland peer review (Watershed Company, May 14, 2018) suggested the following adjustments to the mitigation plans prior to issuance of a building permit:
 - a) Revise plans so that large trees are far enough away from the proposed residence to avoid creating future hazard trees.
 - b) Depict the stormwater dispersion and flow path on the mitigation plans. Calculate dispersion trenches as buffer impacts. Provide a dense, native herbaceous community in the inner (eastern) ten feet of the flow path, with woody species that are tolerant of saturated conditions (i.e. Scouler's or Sitka willow) in the outer 15 feet.
 - c) The planting locations shown on the enhancement plan are approximate and based on anticipated site conditions. The applicant shall have the consulting wetland biologist update impacts and mitigation calculations, verify final site conditions, verify plant materials, and plant locations/spacing prior to installation. The applicant shall also have the consulting wetland biologist verify the planting has been installed per the approved plans and provide as-built plans after installation.
- 5) In 2008, city permit, PLN05-00130 including a SEPA MDNS, was approved for construction of a single family house with similar impervious surface impacts, and similar wetland buffer impacts and mitigations as this proposal. In 2012 the permit was revised to allow access from Nyberg Lane. The permit expired due to inactivity.
- 6) In 2011, the Washington State Department of Fish and Wildlife approved a Hydraulic Project Approval (HPA) to improve fish passage. The 24-inch CMP culvert was replaced in 2012 with a minimum 57-inch wide culvert with a minimum 38-inch rise for replacement of the 24" diameter culvert.
- 7) Utilities will be provided to the site as follows with no or minimal impacts to critical areas or neighbors:
 - a) Sewer: Existing side sewer connection at the Wolfe SE property corner
 - b) Water: Meter on 6th Ave SE, existing 1" waterline underground through easement on 1035 6th Avenue SE from meter to the Wolfe property corner
 - c) Power, Gas, Phone, Cable: Via Nyberg (Carpenter) Lane, creek crossing through existing 3" conduits.
- 8) The City's critical area regulations include measures to mitigate potential construction impacts and protect critical areas in perpetuity, including, but not limited to: 1) Permanent survey stakes shall be set to delineate the boundaries of the wetland/stream buffer areas; 2) The wetlands, wetland buffers, and stream buffer area shall be recorded in a native growth protection easement (NGPE); 3) Monitoring and maintenance of the proposed mitigation is required for a 5-year period. These requirements will be included as conditions to the underlying construction permit.

Mitigation Measures: The Mitigated Determination of Nonsignificance is based on the checklist received January 4, 2018 and the following SEPA mitigation measures shall be deemed conditions of the approval of the licensing decision pursuant to Chapter 18.10 of the Issaquah Land Use Code. All conditions are based on policies adopted by reference in the Land Use Code.

- 1) The buffer enhancement plans shall meet the requirements of the King County "*Critical Areas Mitigation Guidelines*." This may require minor revisions to the planting density and performance standards on the mitigation plans submitted with the variance application. Final enhancement plans shall be approved by the Development Services Department prior to issuance of construction permits. The planting enhancement shall be installed prior to final approval of the building permit.
- 2) Prior to issuance of the building permit, the buffer enhancement plan shall be revised to include:
 - a) Large trees located far enough away from the proposed residence to avoid creating future hazard trees.
 - b) A dense, native herbaceous community in the inner (eastern) ten feet of the flow path, with woody species that are tolerant of saturated conditions (i.e. Scouler's or Sitka willow) in the outer 15 feet.
 - c) Depiction of the stormwater dispersion and flow path on the mitigation plans, removal of the pervious pavers north of the garage, updated impacts and mitigation calculations to include dispersion trenches and removal of the pervious pavers as buffer impacts.
- 3) The applicant shall have the consulting wetland biologist verify final site conditions, the plant materials, and plant locations/spacing prior to installation. The applicant shall also have the consulting wetland biologist verify the enhancement planting has been installed per the approved plans and provide as-built plans after installation.

Responsible Official: David Favour

Position/Title: Counter Services Manager

Address/Phone: P.O. Box 1307, Issaquah, WA 98027-1307 (425) 837-3090

Date: 7/6/2018 **Signature:**  _____

cc: Washington State Department of Ecology
Muckleshoot Indian Tribe
Snoqualmie Indian Tribe
U.S. Army Corps of Engineers
Washington State Department of Fish and Wildlife
Washington State Department of Archeology and Historic Preservation (DAHP)